

**MAYOR AND COUNCIL STRATEGIC FOCUS AREA SUBCOMMITTEE**  
**RIO NUEVO/DOWNTOWN, ARTS, CULTURE AND HISTORY**  
ADMINISTRATIVE ACTION REPORT AND SUMMARY  
July 13, 2006

COUNCIL MEMBERS PRESENT: Council Member Nina Trasoff, Subcommittee Chair, Ward 6  
Council Member Jose Ibarra, Ward 1  
Vice Mayor Steve Leal, Ward 5

STAFF LIAISON PRESENT: Greg Shelko, Rio Nuevo Director

AGENDA ITEM/MAYOR AND COUNCIL ACTION	STAFF ACTION
<p><b>1. Call to Order</b></p> <p>Chair Trasoff called the Subcommittee meeting to order at 5:09 p.m. The meeting was held in the Rio Nuevo Community Meeting Room, 52 W. Congress, 2<sup>nd</sup> Floor, Tucson, Arizona.</p>	
<p><b>2. Approval of a Construction Manager @ Risk Contract with Lloyd Construction</b></p> <p>Ms. Shelko advised that Lloyd Construction was the successful bidder to build out the Mission San Agustin Complex, a part of the Tucson Origins Heritage Park Project. Mayor and Council approval is being sought to partially fund (with Rio Nuevo dollars) the Lloyd Construction contract for cost estimating services during the conceptual design development and programming phase.</p> <p>Council Member Ibarra made a motion to recommend to the full Mayor and Council approval of the \$31,680 contract with Lloyd Construction for the Construction Manager at Risk during the Conceptual Design Phase of the Mission San Agustin Complex. The motion was seconded by Council Member Leal. The motion passed unanimously (3-0).</p>	<p><u>RIO NUEVO</u> <u>DIRECTOR</u> Is responsible</p>
<p><b>3. Approval of a Menlo Park Neighborhood Funding Request for a Roundabout at Grande &amp; Clearwater</b></p> <p>Bill O'Malley, Rio Nuevo Construction Manager, advised that the Menlo Park Neighborhood is requesting a roundabout at Grande &amp; Clearwater to mitigate adverse traffic and safety concerns at the intersection by encouraging traffic to use Clearwater and Avenida del Convento as opposed to continuing north on Grande. It would also serve as a gateway to Rio Nuevo's west side entrance. The Rio Nuevo Board approved the expenditure on June 12, 2006. Staff is requesting \$80,000 in Rio Nuevo funds to design the roundabout. The work would be incorporated into</p>	

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<p>Granite Construction's existing contract for Avenida del Convento and an extension of Clearwater. When staff return's with the estimate for construction of the roundabout, they will also provide an update on Rio Development's agreement with the one property owner that is affected by this project.</p> <p>Council Member Ibarra made a motion to recommend to the full Mayor and Council approval of the \$80,000 needed to design the a roundabout at Grande and Clearwater. The motion was seconded by Council Member Leal. The motion passed unanimously (3-0).</p>	<p><u>RIO NUEVO</u> <u>DIRECTOR</u> Is responsible</p>
<p><b>4. Approval of Funding for the Widening of the Clark Street Underpass in the I-10 Project</b></p>	<p><u>TRANSPORTATION</u> <u>DIRECTOR</u> Is responsible</p>
<p>Jim Glock, Tucson Director of Transportation, advised that the Arizona Department of Transportation has agreed to increase underpass widths as part of the I-10 reconstruction project, provided the City funds increased costs associated with design and construction. Widening the underpasses will create greater east-west connectivity in the downtown area.</p> <p>Council Member Ibarra made a motion to recommend to the full Mayor and Council approval of the \$9 million in Rio Nuevo funds to pay for the design and construction of increased underpass width at Clark Street as part of the I-10 reconstruction project. The motion was seconded by Council Member Leal. The motion passed unanimously (3-0).</p>	
<p><b>5. Status of the Franklin Block Redevelopment Plan and Discussion of Next Steps</b></p>	
<p>Greg Shelko advised that the subcommittee held a special meeting on May 10, 2006 to provide the public an opportunity to review the plans for the Franklin Block redevelopment project. Since that time, Town West and Nimbus Brewery have continued partnership negotiations.</p> <p>Legal Counsel for Town West, Bob Gugina, presented a proposed development agreement with substantive terms as follows:</p> <ul style="list-style-type: none"> <li>• Specific and measurable performance obligations</li> <li>• Provisions to bring forward in early months: an affordable housing agreement; a parking development/management agreement; an acceptable project concept plan; an agreement with Nimbus regarding its obligation and financial ability</li> <li>• Sale price commensurate with HURF obligations</li> <li>• No incentives beyond those existing</li> </ul>	

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<ul style="list-style-type: none"> <li>City commitment to pay for the construction of all public improvements and public spaces within the project</li> </ul> <p>Council Member Ibarra made a motion to schedule this item for discussion by the Mayor and Council on August 8<sup>th</sup> for the purpose of directing staff to work with Town West and the City Attorney on the final form of agreement and return within 90 days. The motion was seconded by Council Member Leal. The motion passed unanimously (3-0).</p> <p>It was the desire of the committee to have this agreement approved as promptly as possible by the full Mayor and Council.</p>	<p><u>RIO NUEVO</u>  <u>DIRECTOR</u>          Is responsible  <u>CITY ATTORNEY</u>          Is advised</p>
<p><b>6. Call to the Audience</b></p> <p>Maurice Destouet from the Riverpark Inn submitted a position statement on behalf of The Freeway Coalition. The Coalition consists of downtown neighborhood associations, downtown businesses and downtown developers. They are opposed to ADOT closing the Granada/Clark underpass during the I-10 widening project and want ADOT to locate a temporary tunnel that would accommodate two-way private vehicular access to maintain the current east-west connection at that location. They feel that because the City/Rio Nuevo is being asked to contribute \$9 million toward the underpass-widening project, they could ask ADOT to address their concerns.</p> <p>Chair Trasoff then re-opened Item No. 4 (Approval of Funding for the Widening of the Clark Street Underpass in the I-10 Project).</p> <p>She asked Mr. Glock if there was anything Mayor &amp; Council could do in regards to the Coalition's concerns? Mr. Glock responded that ADOT is unwilling to make any changes to their bid package to keep traffic through Clark open at this time for feasibility, cost and traffic engineering issues. The City could approach ADOT to explore this issue, but would have to bear the burden of all costs associated with the engineering work needed for studying the issue as well as the costs incurred by the contractor for doing so if it is feasible. Such a favorable feasibility conclusion is unlikely based upon past experience in this matter, Mr. Glock cautioned.</p> <p>David Johnson from the Pima County Arts Council would like to have ADOT present their proposed art projects for the widened underpasses for public comment. He feels that the Tucson community should have a say in the matter, and believes that an open competition from local artists would result in a much better product.</p> <p>Natasha Winnick with the Warehouse Arts Management Organization (WAMO) reiterated WAMO's position regarding the Franklin Block project. They want:</p>	<p><u>TRANSPORTATION</u>  <u>DIRECTOR</u>          Is informed</p> <p><u>RIO NUEVO</u>  <u>DIRECTOR</u></p>

AGENDA ITEM /MAYOR AND COUNCIL ACTION	STAFF ACTION
<ul style="list-style-type: none"> <li>• 33% of the units to be affordable artist live/work space;</li> <li>• public areas to be large and inviting;</li> <li>• outdoor performance space to be as large as possible to accommodate festivals and performances;</li> <li>• project to link to surrounding neighborhoods and warehouse areas and to the proposed art walk on Toole Avenue;</li> <li>• green building practices to be incorporated as much as possible;</li> <li>• more artist live/work space on the 9<sup>th</sup> Street property and a “contemporary” art gallery or museum with non-profit art space building for art classes and available to artists and non-profit art organizations;</li> <li>• creation of a funding mechanism associated with the development that generates funds to use exclusively in nearby historic warehouse arts use building for code related repairs.</li> <li>• inclusion of an artist on the development’s design team with the artist to be selected by WAMO</li> </ul>	Is informed
<b>7. Future Agenda Items</b>	
<ul style="list-style-type: none"> <li>• Art in the New Widened I-10 Underpasses</li> </ul>	
<b>8. Adjournment</b>	
The meeting was adjourned at 6:07 p.m.	